

Capsule Summary  
SM-562  
Ching Tenant House  
Leonardtown  
Private

c. 1920s

On October 13, 1922 Joseph H. Ching purchased a .135 acre lot on the west side of Pope Street in Leonardtown, Maryland. Sometime during his ownership (but before 1928), a two story frame house was constructed on the property (a one story ell was added later). The house, however, has not served as the residence for many of the tract's owners. According to Ed Stokel, a local historian, the house has been rented out to a variety of local laborers and workers since it was initially constructed. Past owners include James J. and Leila C. Norris, Rose P. Nuthall, William and Agnes Mattingly, and J. Richard and Elizabeth C. Norris.

The house, itself, represents a rare building type in the town. Its current orientation, although altered, is on a east-west axis with a gable front entry on the east elevation. This type of arrangement is uncommon in Leonardtown. While the house is currently covered with aluminum siding, the house's overall form, orientation, and fenestration remain significant character defining architectural elements.

SM-562, Ching Tenant House  
St. Mary's County  
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial Urban Dominance, 1870-1930
Historic Period Theme:	Architecture

Resource Type

Category:	Building
Historic Environment:	Rural
Historic Function and Use:	Residence
Known Design Source:	None

**Maryland Historical Trust  
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. SM-562

Magi No.

DOE ☐ yes ☐ no

**1. Name** (indicate preferred name)

historic Ching Tenant House

and/or common

**2. Location**

W side of Pope Street, 0.05 miles from the intersection of Shadrick and Pope Streets  
street & number not for publication

city, town Leonardtown vicinity of congressional district 3

state Maryland county St. Mary's

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

**4. Owner of Property** (give names and mailing addresses of all owners)

name Jeffrey S. Stallings

street & number 505 Clarks Road telephone no.: 301-373-4493

city, town Leonardtown state and zip code Md 20619

**5. Location of Legal Description**

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 945

street & number folio 138

city, town Leonardtown state Md

**6. Representation in Existing Historical Surveys**

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

## 7. Description

Survey No. SM-562

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 1

The Ching Tenant house is located on the west side of Pope Street and about 40 yards north from the intersection of Pope and Shadrick Streets in Leonardtown, Maryland. The building is currently oriented on a east/west axis and situated a small 5610 sq ft lot that slopes slightly to the southwest.

This frame dwelling, constructed in the 1920s, consists of a two story main section and a later one story addition on the south elevation is distinguished by its relative lack of exterior decoration. Resting on a masonry foundation, the building is sheathed with aluminum siding and the cornice is enclosed. The roof of the main section is covered with raised seam metal, while the roof of the one story section is covered with asphalt shingles. Evidence in the form of a patch on the roof of the main section suggests that a centrally located interior brick chimney flue was removed at some time.

The building is currently oriented on an east-west axis. The gable-front or east elevation consists of a door on the first floor sheltered by a gable roof door hood and a six-over-six, double-hung sash window on the second floor. Evidence found on the south elevation, namely the presence of different types of windows found on the first and second floors, suggests that the house was originally oriented on a north-south axis. A first floor window on the building's south elevation is a modern two-over-two window while the second floor window, butted against the eave of the roof, is an original six-over-six windows. This evidence points to the replacement of a door (or doors) on the south elevation with window(s) when the one story addition was added. The original appearance of the south elevation, therefore, would have presented two doors on the first floor with two windows aligned right above them on the second floor. The replacement of other windows on the building, however, may merely point to a modernizing campaign and not to a reorientation.

Further investigation is needed to support/refute these findings.

# 8. Significance

Survey No. SM-562

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

## Specific dates

## Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

On October 13, 1922 Joseph H. Ching purchased a .135 acre lot on the west side of Pope Street in Leonardtown, Maryland. Sometime during his ownership, a two story frame house with a one story ell was constructed on the property. The house, however, has not served as the residence for many of the house's owners. According to Ed Stokel, a local historian, the house has been rented out to a variety of local laborers and workers since it was initially constructed. Past owners include James J. and Leila C. Norris, Rose P. Nuthall, William and Agnes Mattingly, and J. Richard and Elizabeth C. Norris.

The house, itself, represents a rare building type in the town. Its current orientation, although probably altered, is on a east-west axis with a gable front entry on the east elevation. This type of arrangement is uncommon in Leonardtown. While the house is currently covered with aluminum siding, the house's overall form, orientation, and fenestration remain significant character defining architectural elements.

## 9. Major Bibliographical References

Survey No. SM-562

Interview with Ed Stokel, February, 1997.

## 10. Geographical Data

**Acreage of nominated property** 0.135 acres

Quadrangle name Leonardtown, Md

Quadrangle scale 1:24 000

**UTM References** do NOT complete UTM references

**A**

Zone Easting Northing

**B**

Zone Easting Northing

**c**

D | | | | | | | | | | | | | | | |

**E**

**F**

**G**

H | | | | | | | | | |

### Verbal boundary description and justification

Same as per deed description.

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

**11. Form Prepared By**

<b>name/title</b>	Kirk E. Ranzetta, Historic Sites Surveyor
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**organization** St. Mary's County Planning and Zoning

**date** February 1997

**street & number** 22740 Washington Street

**telephone** (301) 475-4662

city or town Leonardtown

**state** Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
514-7600



SM-562, Ching Tenant House  
St. Mary's County  
8.1 Significance

Chain-of-title (Please note that all records can be found in the Land Records Office, St. Mary's County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber EWA 965, Folio 505  
Grantee: Jeffrey S. Stallings  
Grantor: George Louis and May Lorraine Downs  
Date: April 19, 1995

Reference: Liber MRB 258, Folio 149  
Grantee: George and Mary Downs  
Grantor: Elizabeth C. Norris  
Date: April 18, 1986  
Notes: A plat marks this parcel as #2 and contains .135 acres.

Reference: Liber CBG 83, Folio 181  
Grantee: J. Richard and Elizabeth C. Norris  
Grantor: William D. and James C. Mattingly  
Date: August 25, 1959

Reference: Liber CBG 16, Folio 20  
Grantee: William D. and Agnes C. Mattingly  
Grantor: Rose P. Nuthall  
Date: October 15, 1943  
Notes: The property measures 66 x 85 and contains a total of 5610 sq ft.

Reference: Liber JMM 9, Folio 440  
Grantee: Rose P. Nuthall  
Grantor: J. H. T. Brisco, attorney assignee of Emeline Torney  
Date: April 11, 1936  
Notes: Because of a foreclosure on James J. and Leila C. Norris, Brisco sells the property to Nuthall.

Reference: Liber JMM 6, Folio 509  
Grantee: James J. and Leila C. Norris  
Grantor: Agnes C. Bowes, et al  
Date: January 7, 1930  
Notes: Agnes Bowes, et al received the property from Ada L. Ching, who received it from her husband Joseph H. Ching.

Reference: Liber JMM 1, Folio 229  
Grantee: Joseph H. Ching  
Grantor: Nettie Morgan, et al  
Date: October 13, 1922  
Notes: Nettie Morgan and the heirs of F. O. Morgan received the property from Ida Grace Torney, who received it from her mother Emeline Torney.

SM-562, Ching Tenant House  
St. Mary's County  
8.2 Significance

Chain-of-title (Please note that all records can be found in the Land Records Office, St. Mary's County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber JFF 5, Folio 425

Grantee: Emeline Torney

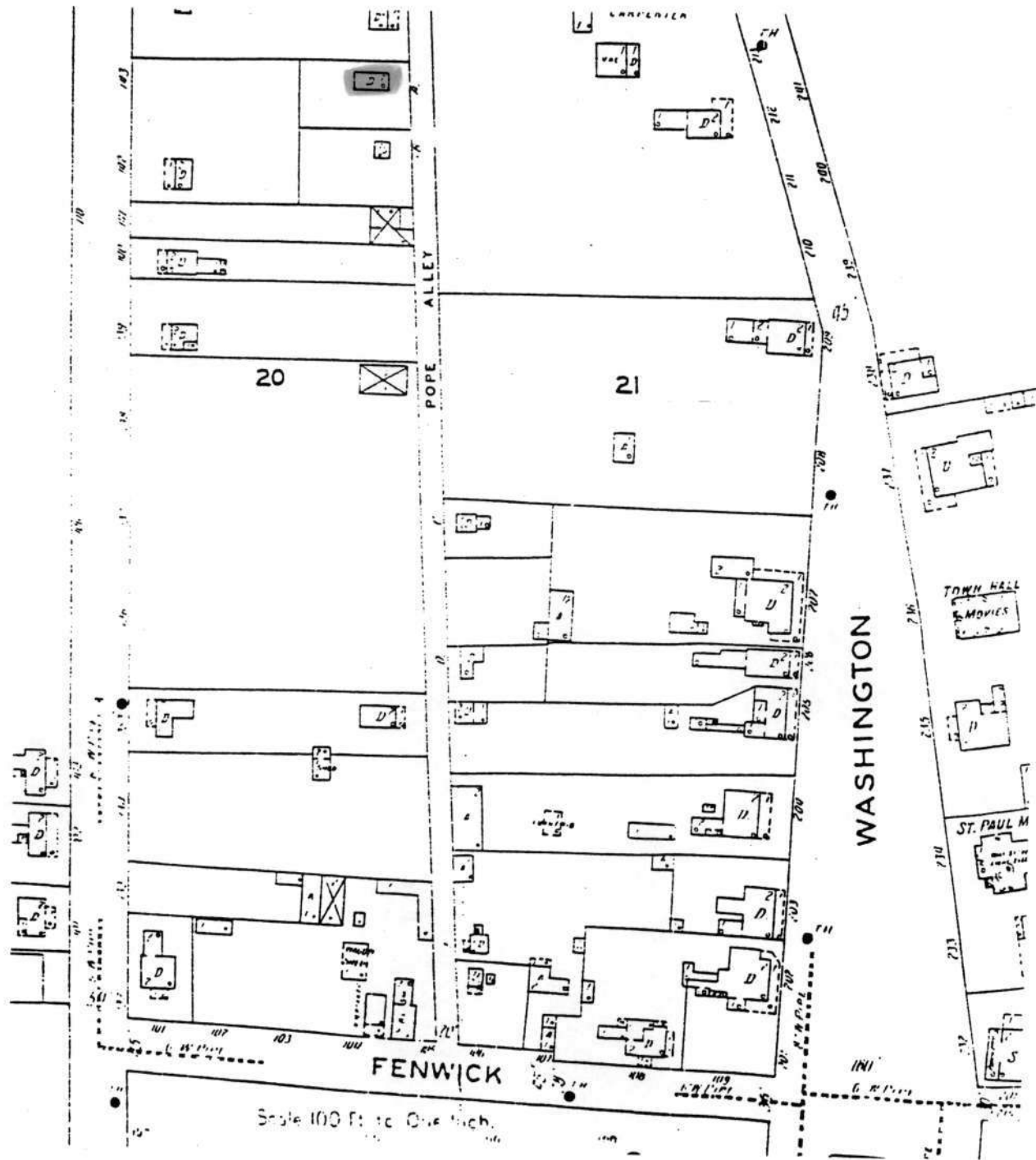
Grantor: Asa A. and Anna G. Lawrence

Date: May 9, 1882

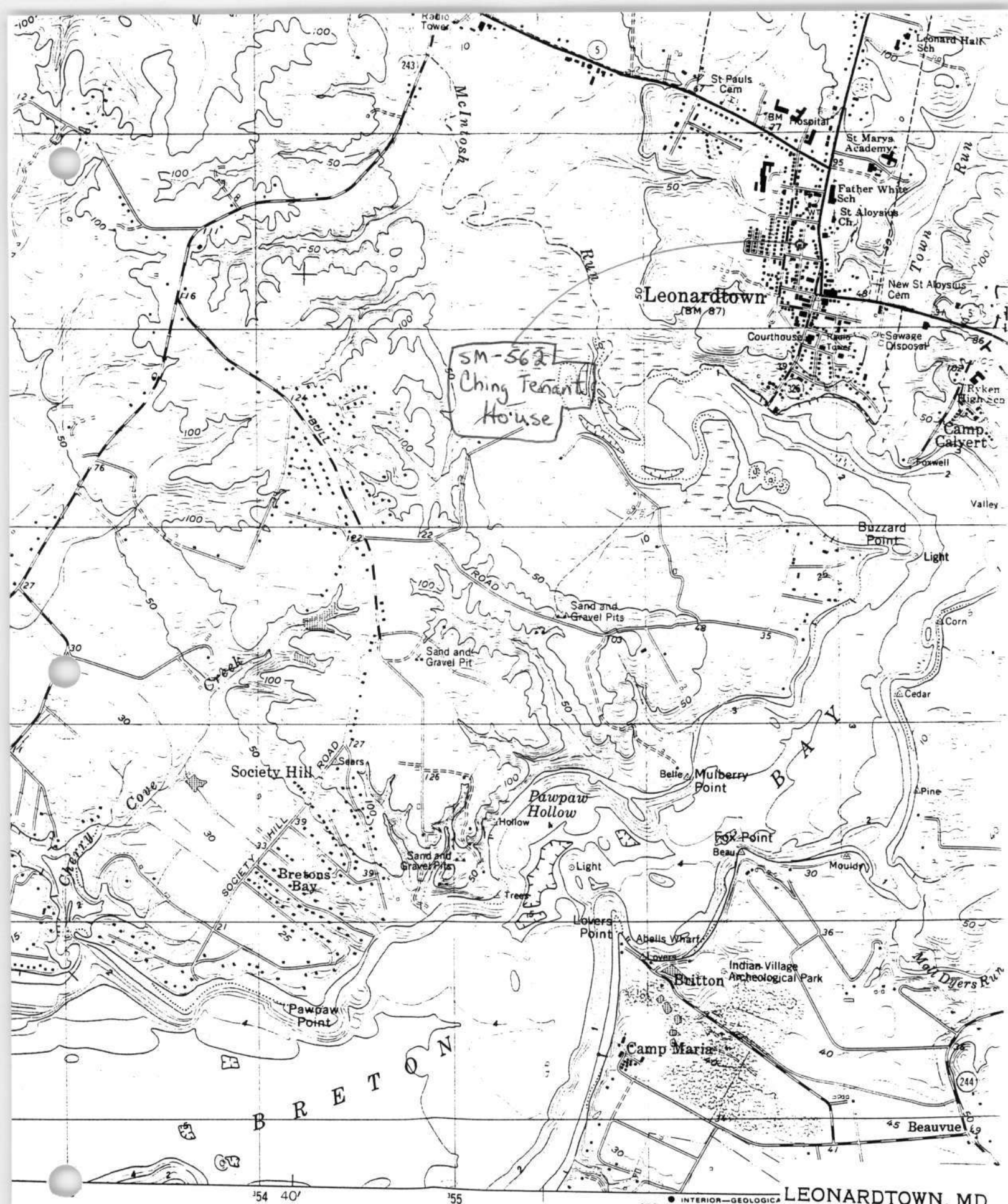
Notes: After purchasing a large tract of land on the west side of Washington Street in Leonardtown, the Lawrence family began to slowly sell small tracts off.



SM-562, Ching Tenant House  
 St. Mary's County  
 8.3 Significance



1928 Sanborn Fire Insurance Company map of Leonardtown showing the Ching Tenant House.

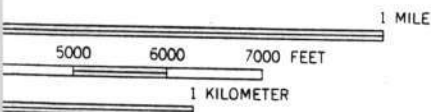


LEONARDTOWN, MD.  
SW/4 LEONARDTOWN 15' QUADRANGLE  
38076-C6-TB-024

ROAC

1963

Heavy-duty ——— 3ATHMETRY ADDED 1982  
Medium-duty ——— PHOTOREVISED 1984  
DMA 5660 1 SW SERIES 1985



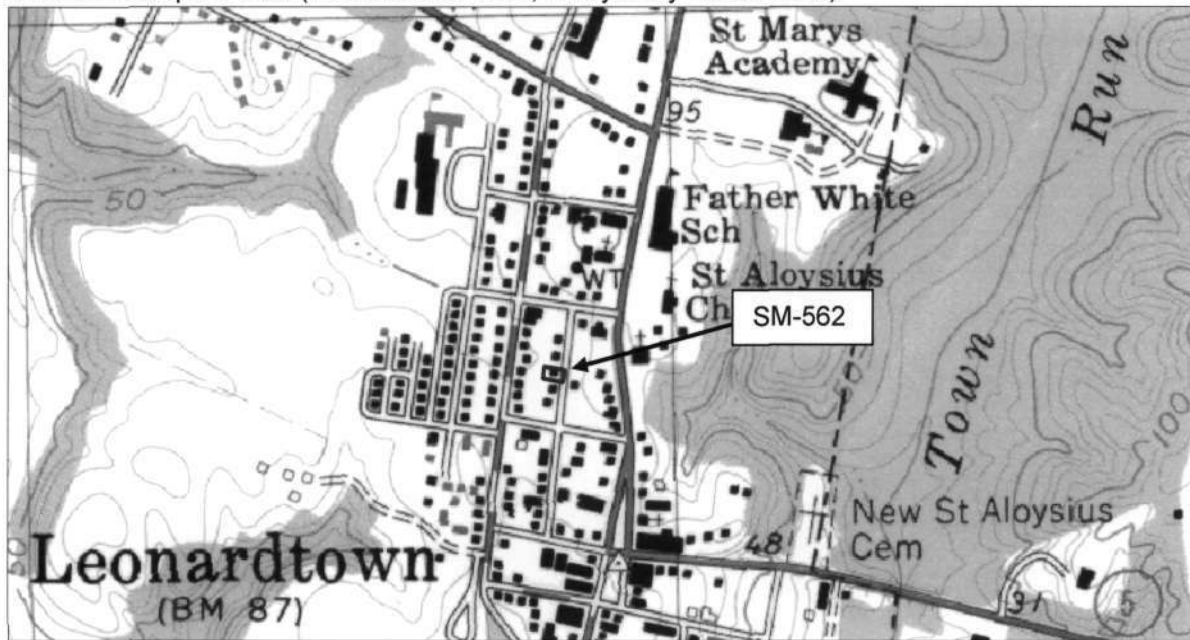
The map shows a grid of streets and buildings. At the top, a horizontal street is labeled "GRISWOLD". To the left of this street, a vertical street is labeled "POPE ALLEY". To the right of "GRISWOLD", a diagonal street runs from the top right towards the bottom left, labeled "ST. ALOYSIUS R.C. CHURCH".

Buildings and structures are represented by rectangles and other shapes. Some are labeled with "D" (possibly for "Dwelling") or "VAC." (vacant). One building is labeled "CARPENTER". Another building is labeled "HEAT: FURN. LIGHTS: ELEC." and "ST. ALOYSIUS R.C. CHURCH". A building at the top right is labeled "PARISH HALL".

Numbers are scattered throughout the map, likely representing lot numbers or addresses. For example, "18", "19", "20", "21", "22" are along the top edge. "26", "27", "28", "29", "30" are along the bottom edge. "21" is a large number in the bottom center. "45" is a number near the bottom right.

A black arrow points from the bottom left towards a small building labeled "D" on Pope Alley.

SM-562  
 Ching Tenant House  
 22785 Pope Street, Leonardtown  
 Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map,  
 c. 2007-08

Tax Map 133, P. 263





SM-562

Ching Tenant House

St. Mary's County

Kirk Ranzetta

Dec 1996.

Md SHPO

S + E elevations.

1 of 1